



PLANNING

GREENSBORO BOARD OF ADJUSTMENT

The following requests have been received and will be considered at the next meeting of the **Greensboro Board of Adjustment** which is scheduled for **Monday, March 27, 2017 at 5:30 p.m.** in the Council Chambers of the Melvin Municipal Office Building.

- I. APPROVAL OF MINUTES
- II. SWEARING IN OF STAFF
- III. CONTINUANCES/WITHDRAWALS
- IV. NEW BUSINESS

1. VARIANCE

- (a) BOA-17-11: **3704 WEDGEDALE PLACE** Henry M. Battle, Jr. requests a variance from a required average front setback. **Variance:** A proposed front porch will encroach 10.5 feet into a required average front setback of approximately 50.5 feet. The proposed addition and cover for the porch will be setback 40 feet from the front property line. Present Zoning-R-3 (Residential Single-family), Section 30-7-1.4, Cross Street – Wedgedale Avenue.
- (b) BOA-17-12: **3921 LAWNDAL PLACE** Lonnie Houck requests a variance from a required average front setback. **Variance:** A proposed front sunroom addition will encroach 22.4 feet into a required average front setback of approximately 56.3 feet. The proposed addition will be setback 33.9 feet from the front property line. Present Zoning-R-3 (Residential Single-family), Section 30-7-1.4, Cross Street – Lawndale Drive

- (c) BOA-17-13: **Sebastian Village Apartments** consisting of three areas containing multiple addresses located along certain sections of Cunningham Street, South Benbow Road, Perkins Street, South Booker Street, McGuire Street, S. O'Henry Boulevard and East Washington Street

Marc Isaacson, Attorney for Greensboro AG II, LLC requests a variance from the maximum fence height requirement. **Variance:** Multiple sections of security fencing will exceed the maximum height of 4 feet by 2 feet within 15 feet of multiple street rights-of-way. The fence sections are proposed to be located 3 feet from the property lines adjacent to street rights-of-way identified as East Washington Street, South Booker Street, South Benbow Road, Cunningham Street, McConnell Road, South O'Henry Boulevard and Perkins Street.

Section 30-9-4.6(A), Present Zonings - CD-RM-26 (Conditional District-Residential Multi-family), RM-18 (Residential Multi-family-18), CD-LI (Conditional District-Light Industrial), and PUD (Planned Unit Development), Cross Streets – These parcels are located within boundaries south of East Market Street, east of South Benbow Road, north of McConnell Road and west of South O'Henry Boulevard.

2. SPECIAL EXCEPTION

- (a) BOA-17-14: **2107 JOSEPH MCNEIL AVENUE** Gifty Ababio requests a Special Exception as authorized by Section 30-8-10.1(B) to allow a family care home separation encroachment from the current one-half mile development spacing standard. **Special Exception:** The family care home is proposed to be 2,504 feet from another family care home (6 or less persons) located at 3212 Presley Way when 2,640 feet is required. Present Zoning-R-7 (Residential Single-family), Cross Street-McKnight Mill Road.

V. OTHER BUSINESS

VI. ACKNOWLEDGEMENT OF ABSENCES

Interpreter services are available at no cost in accordance with Title VI.

Servicios de intérpretes están disponibles sin costo de acuerdo a la ley del Título VI.